

1 Leslie Bryan Hart, Esq. (SBN 4932)  
2 John D. Tennert, Esq. (SBN 11728)  
3 FENNEMORE CRAIG, P.C.  
4 300 E. Second St., Suite 1510  
5 Reno, Nevada 89501  
Tel: 775-788-2228 Fax: 775-788-2229  
[lhart@fclaw.com](mailto:lhart@fclaw.com), [jtennert@fclaw.com](mailto:jtennert@fclaw.com)  
*Attorneys for Plaintiffs Federal Housing  
Finance Agency and Federal Home Loan  
Mortgage Corporation*

7 Amy F. Sorenson, Esq. (SBN 12495)  
8 Erica J. Stutman, Esq. (SBN 10794)  
9 Robin E. Perkins, Esq. (SBN 9891)  
10 Kelly H. Dove, Esq. (SBN 10569)  
11 SNELL & WILMER LLP  
12 3883 Howard Hughes Pkwy, Suite 1100  
13 Las Vegas, NV 89169  
14 Tel: 702-784-5200 Fax: 702-784-5252  
15 [asorenson@swlaw.com](mailto:asorenson@swlaw.com)  
16 [estutman@swlaw.com](mailto:estutman@swlaw.com), [rperkins@swlaw.com](mailto:rperkins@swlaw.com)  
17 [kdove@swlaw.com](mailto:kdove@swlaw.com)  
18 *Attorneys for Plaintiff Federal National  
19 Mortgage Association*

Natalie Winslow, Esq. (SBN 12125)  
Melanie Morgan, Esq. (SBN 08215)  
AKERMAN LLP  
1160 Town Center Drive Suite 330  
Las Vegas, NV 89144  
Tel: (702) 634-5000 Fax: (702) 380-8572  
[Natalie.winslow@akerman.com](mailto:Natalie.winslow@akerman.com)  
[Melanie.morgan@akerman.com](mailto:Melanie.morgan@akerman.com)  
*Attorneys for Plaintiffs Bayview Loan Servicing  
LLC, Nationstar Mortgage, LLC and Bank of  
America, N.A.*

Kent F. Larsen, Esq. (SBN 03463)  
Katie M. Weber, Esq. (SBN 11736)  
SMITH LARSEN WIXOM LLP  
1935 Village Center Circle  
Las Vegas, NV 89134  
Tel: (702) 252-5002 Fax: (702) 252-5006  
kfl@slwlaw.com; kw@slwlaw.com  
*Attorney for Plaintiff JPMorgan Chase Bank,  
N.A.*

Colt B. Dodrill, Esq. (SBN 9000)  
WOLFE WYMAN LLP  
6757 Spencer Street  
Las Vegas, NV 89119  
Tel: (702) 476-0100  
cbdodrill@wolfewyman.com  
*Attorney for Plaintiff Ditech Financial LLC*

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

18 FEDERAL HOUSING FINANCE AGENCY,  
19 in its capacity as Conservator of Federal  
National Mortgage Association and Federal  
Home Loan Mortgage Corporation;  
20 FEDERAL NATIONAL MORTGAGE  
ASSOCIATION; FEDERAL HOME LOAN  
MORTGAGE CORPORATION;  
21 JPMORGAN CHASE BANK, N.A.;  
22 DITECH FINANCIAL LLC; NATIONSTAR  
MORTGAGE, LLC; BAYVIEW LOAN  
SERVICING LLC; and BANK OF  
23 AMERICA, N.A..

CASE NO.: 3:16-cv-00461-RCJ-WGC

## [PROPOSED] FINAL JUDGMENT

FILED	RECEIVED
ENTERED	SERVED ON
COUNSEL/PARTIES OF RECORD	
JUL 12 2017	
CLERK US DISTRICT COURT	
DISTRICT OF NEVADA	
BY: _____	DEPUTY

**FENNEMORE CRAIG, P.C.**  
300 E. SECOND ST.  
SUITE 1510  
RENO, NEVADA 89501  
(775) 788-2200

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1       Final judgment is hereby entered in favor of Plaintiffs. Plaintiffs are entitled to summary  
2 judgment on their quiet title claim pursuant to *Bourne Valley Court Trust v. Wells Fargo Bank*,  
3 *N.A.*, 832 F.3d 1154 (9th Cir. 2016), which holds that NRS Chapter 116's opt-in notice scheme  
4 for homeowners' association foreclosure sales is facially unconstitutional under the Due Process  
5 Clause of the Fourteenth Amendment of the United States Constitution.

6       The homeowners' association foreclosure sales at issue here did not affect or extinguish  
7 the deeds of trust encumbering the following properties:

- 8       1. 1013 Ringneck Way, Sparks, Nevada - APN 530-342-05
- 9       2. 10527 Meeks Bay Court, Reno, Nevada - APN 160-684-10
- 10       3. 13131 Mount Logan Street, Reno, Nevada - APN 086-754-14
- 11       4. 13483 Mount Whitney Street, Reno, Nevada - APN 086-748-07
- 12       5. 1691 York Way, Sparks, Nevada - APN 027-490-02
- 13       6. 2300 Dickerson Road, Unit 13, Reno, Nevada - APN 006-300-06
- 14       7. 6850 Sharlands Avenue, Unit L-1072, Reno, Nevada - APN 212-078-27
- 15       8. 872 Tanager Street, No. 38, Incline Village, Nevada - APN 132-560-21
- 16       9. 9471 Canyon Meadows Drive, Reno, Nevada - APN 550-294-11
- 17       10. 8870 Dixon Lane, Reno, Nevada - APN 043-102-13
- 18       11. 7013 Voyage Drive, Sparks, Nevada - APN 526-533-06
- 19       12. 2845 Idlewild Drive, Unit 110, Reno, Nevada - APN 010-536-04
- 20       13. 5342 Desert Peach Drive, Sparks, Nevada - APN 516-144-12

21       Accordingly, any interests in these properties of Defendant Thunder Properties, Inc. remain  
22 subject to the deeds of trust.

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The remainder of Plaintiffs' claims are dismissed without prejudice.

## **ORDER**

**IT IS SO ORDERED AND ADJUDGED.**

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UNITED STATES DISTRICT COURT JUDGE

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DATED: July 12, 2017

**CERTIFICATE OF SERVICE**

Pursuant to F.R.C.P. 5(b) and Electronic Filing Procedure IV(B), I certify that on June 28, 2017 a true and correct copy of the **[PROPOSED] FINAL JUDGMENT**, was transmitted electronically through the Court's e-filing electronic notice system to the attorney(s) associated with this case. If electronic notice is not indicated through the court's e-filing system, then a true and correct paper copy of the foregoing document was delivered via U.S. Mail.

Timothy Rhoda [tim@croteaulaw.com](mailto:tim@croteaulaw.com); [croteaulaw@croteaulaw.com](mailto:croteaulaw@croteaulaw.com)

Roger P. Croteau [rcroteau@croteaulaw.com](mailto:rcroteau@croteaulaw.com)

/s/ Pamela Carmon  
An Employee of Fennemore Craig, P.C.